



**EAST BAY REGIONAL PARK DISTRICT  
BOARD OF DIRECTORS MEETING  
AGENDA STAFF REPORT**

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**DATE** September 3, 2024  
**TITLE** Authorization to Accept Trail Easement Donation from Gonsalves & Santucci, Inc. and Enter into an Easement Agreement: Iron Horse Trail  
**DIVISION** Acquisition, Stewardship, and Development  
**FROM** Becky Bremser, Chief of Land Acquisition  
Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development  
**APPROVED** Sabrina Landreth, General Manager 

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**RECOMMENDATION**

The General Manager recommends that the Board of Directors authorize staff to accept the donation of a Recreational Trail Easement from Gonsalves & Santucci, Inc. across their property near the mouth of the Walnut Creek channel (WCC), for a future segment of the Iron Horse Trail.

**BACKGROUND**

The Iron Horse Trail is a popular multi-use trail which spans nearly 32 miles from north Pleasanton through Concord. It was, for the most part, constructed in the 1980's on the former Southern Pacific Railroad right-of-way north to Monument Boulevard in Concord. From there, it was constructed atop levees along WCC on Contra Costa County Flood Control and Water Conservation District (Flood Control) property. Its current terminus is Marsh Drive in Concord, just south of Highway 4.

The East Bay Regional Park District's (Park District) 2013 Master Plan envisioned an extension of the Iron Horse Trail from north of Marsh Drive (along WCC) to Waterbird Regional Preserve. Accordingly, Park District staff have been studying possible alignments for the trail extension. Meanwhile, Flood Control has embarked on its ambitious Lower WCC Restoration Project. Among many other objectives, Flood Control's project includes the relocation and modification of certain levees and large-scale wetland restoration, upgrades which promise a rich recreational experience for users of the future trail. Over the years, Park District and Flood Control staff have been collaborating on a potential extension of the trail along the restored reaches of WCC. As a part of the proposed alignment for this future trail extension, there is a need to cross a portion of private property owned by Gonsalves & Santucci, Inc. (Contra Costa County Tax Assessor's Parcel No. 159-250-019-1).

The subject 40.5-acre parcel is a part of Gonsalves & Santucci's overall 98-acre industrial property. The property is operated by Conco, a large West Coast concrete services company, headquartered in Concord, also known as 'Martinez Yard.' While the southwestern side of the Martinez Yard is used for materials and vehicle storage and logistics, the northeast side of the property is mostly undeveloped and provides an ideal location for the future Iron Horse Trail. It is also in this northwest portion of the property that Flood Control is planning the wetland restoration and levee relocation project for WCC.

In addition to their channel widening and wetland restoration goals, Flood Control also plans to relocate the levee onto Gonsalves & Santucci's 40.5-acre undeveloped subject parcel. Accordingly, Flood Control acquired a roughly 5-acre drainage easement from Gonsalves & Santucci, Inc. in 2021. The new levee will run for approximately 1/3 of a mile across the subject property within this drainage easement.

Flood Control and Park District staff have agreed to locate the future Iron Horse Trail atop the new levee on Gonsalves & Santucci's property. Gonsalves & Santucci, Inc. has agreed to grant a recreational trail easement to the Park District within the Flood Control drainage easement. The easement and exhibits prepared by Park District and Gonsalves & Santucci, Inc. staff are ready to execute the donation of the easement to the Park District.

Upon Board approval, Park District staff will begin construction of the Iron Horse Trail extension after it secures all necessary rights-of-way, funding, and completes design, environmental documentation and permitting.

### **ANALYSIS**

The recreational trail easement from Gonsalves & Santucci, Inc. is an essential piece in the right-of-way puzzle for the Iron Horse Trail extension from Marsh Drive to Waterbird Regional Preserve. In the months ahead, Park District staff will work to negotiate additional rights-of-way from Flood Control, California Department of Transportation, and other property owners and easement holders along the lower reach of WCC. Following these initial efforts, staff will begin planning, surveying, designing, permitting, and funding trail construction. Public access to the new Iron Horse Trail extension is currently, and cautiously, estimated to commence in 2028 at the earliest.

The Park District Board and staff wish to acknowledge the generosity of Gonsalves & Santucci, Inc. and the cooperation of Flood Control for providing a path across their property for future generations of Iron Horse Trail users.

### **FISCAL IMPACT**

There are no direct costs associated with the acceptance of this trail easement other than staff time, already accounted for in the Land Acquisition Department budget.

### **ATTACHMENTS**

Attachment A: Map



**EAST BAY REGIONAL PARK DISTRICT  
RESOLUTION NO. 2024 – 09 -  
SEPTEMBER 3, 2024**

**AUTHORIZATION TO ACCEPT TRAIL EASEMENT DONATION FROM  
GONSALVES & SANTUCCI INC. AND TO ENTER INTO AN EASEMENT  
AGREEMENT: IRON HORSE TRAIL**

**WHEREAS**, the East Bay Regional Park District (Park District) 2013 Master Plan envisioned an extension of the Iron Horse Trail from Marsh Drive north to along Walnut Creek channel to Waterbird Regional Preserve and Park District staff have been studying possible alignments for the trail extension; and

**WHEREAS**, Contra Costa County Flood Control and Water Conservation District (Flood Control) has embarked on its *Lower Walnut Creek Restoration Project* which includes the relocation and modification of certain levees, and Park District and Flood Control staff have been collaborating on a northern extension of the trail along Walnut Creek channel through the restoration project area; and

**WHEREAS**, preferred alignment needs to cross private property owned by Gonsalves & Santucci, Inc. at Contra Costa County Tax Assessor's Parcel No. 159-250-019-1; and

**WHEREAS**, Flood Control acquired a drainage easement across the subject parcel in 2021 and will be constructing a new levee within that easement area; and

**WHEREAS**, Gonsalves & Santucci, Inc. is also agreeable to granting a recreational trail easement to the Park District to be located within the footprint of Flood Control's drainage easement; and

**WHEREAS**, Flood Control is agreeable to the Park District's proposal to construct a paved segment of the trail along the top of the new levee;

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Directors of the East Bay Regional Park District hereby authorize staff to accept the donation of a recreational trail easement from Gonsalves & Santucci, Inc. as presented to the Board on September 3, 2024; and

**BE IT FURTHER RESOLVED**, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution; and

**BE IT FURTHER RESOLVED**, that the staff and Board of Directors acknowledge and thank Gonsalves & Santucci, Inc. for their generous donation of this trail easement to the Park District and future generations of Iron Horse Trail users.

Moved by Director \_\_\_\_\_, and seconded by Director \_\_\_\_\_, and adopted September 3, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: